

**IN THE UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

IN RE: : **CHAPTER 13**
: **Lance P. Marshall** : **NO. 20-11563-AMC**
: :

ORDER

AND NOW, this _____ day of _____, 2021,
upon consideration of the Motion to Sell Real Property filed by
Debtor, upon notice to all interested parties, and any response
thereto, it is hereby

ORDERED, that Debtor is authorized to sell his/her real
property located at 601 Alcott Street, Philadelphia, PA 19120
("Property"), with all liens to be paid at closing, for the sale
price of \$210,000.00 (two hundred ten thousand dollars), pursuant
to the terms of a certain real estate agreement of sale dated as
of September 15, 2021 to the buyer(s) thereunder, Geraldo Alexis
Lopez-Nunez ("Buyers"), who have been represented to be
purchasing the Property at arms-length.

The proceeds of the sale, including any funds held as a
deposit made by or on behalf of the Buyer, shall be distributed
in the following manner:

Ordinary and reasonable settlement costs, including, but not
limited to those related to notary services, deed preparation,
disbursements, express shipping, surveys, municipal
certifications, or any other such routine matters, any liens,
real estate taxes, sewer, trash and/or other such items, property
repairs, if any, attorney fees, real estate commission at no
greater than 6% and any small (less than \$300) allowances agreed
to be made to Buyer to settle any unforeseen dispute arising at
settlement.

After paying any liens in full and all costs of sale, the
title clerk shall pay to Scott F. Waterman, Chapter 13 Trustee,
the balance of the sales proceeds, if any, which are anticipated
to be approximately \$42,000.00 (nineteen thousand three hundred
eighty five dollars), to be held by the Standing Trustee as a
special receipt, to be available under Debtor's plan for
distribution to unsecured creditors so that all unsecured
creditors receive 100% of their filed claim. Debtor shall
immediately amend his plan, consistent with this Order and the
sale of the Property.

The title clerk shall fax a completed HUD-1 or settlement

sheet from the closing directly to the Trustee immediately upon the close of the settlement, and the Trustee shall promptly notify the title company of his approval or objections to the sums to be disbursed. Upon Trustee approval, the title clerk shall fax a copy of the disbursement check to the Trustee, and shall immediately transmit the actual disbursement check to the Trustee by overnight courier.

BY THE COURT

HONORABLE ASHELY M. CHAN
U.S. BANKRUPTCY JUDGE